



Rizzetta & Company

Harrison Ranch Community Development District

**Financial Statements
(Unaudited)**

May 31, 2018

Prepared by: Rizzetta & Company, Inc.

harrisonranchcdd.org
rizzetta.com

Harrison Ranch Community Development District

Balance Sheet
As of 5/31/2018
(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Governmental Funds	General Fixed Assets Account Group	General Long-Term Debt Account Group
Assets						
Cash In Bank	125,596	0	0	125,596	0	0
Cash On Hand	100	0	0	100	0	0
Investments	429,676	0	82,852	512,528	0	0
Investments--Capital Reserves	0	293,685	0	293,685	0	0
Accounts Receivable	237	0	0	237	0	0
Prepaid Expenses	0	0	0	0	0	0
Deposits	1,676	0	0	1,676	0	0
Due From Other Funds	11,465	0	0	11,465	0	0
Due From Others	75	0	0	75	0	0
Amount Available in Debt Service	0	0	0	0	0	82,093
Amount To Be Provided Debt Service	0	0	0	0	0	4,002,907
Fixed Assets	0	0	0	0	13,017,950	0
Total Assets	568,826	293,685	82,852	945,363	13,017,950	4,085,000
Liabilities						
Accounts Payable	65,378	0	0	65,378	0	0
Accrued Expenses Payable	3,206	0	0	3,206	0	0
Other Current Liabilities	0	0	0	0	0	0
Due To Other Funds	0	10,706	759	11,465	0	0
Revenue Bonds Payable--Long Term	0	0	0	0	0	4,085,000
Total Liabilities	68,584	10,706	759	80,049	0	4,085,000
Fund Equity & Other Credits						
Beginning Fund Balance	122,726	201,685	36,941	361,352	13,017,950	0
Net Change in Fund Balance	377,516	81,295	45,152	503,963	0	0
Total Fund Equity & Other Credits	500,242	282,980	82,093	865,314	13,017,950	0
Total Liabilities & Fund Equity	568,826	293,685	82,852	945,363	13,017,950	4,085,000

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
Revenues					
36100	Interest Earnings				
0001	Interest Earnings	0	0	1,431	1,431
36310	Special Assessments				
1001	Tax Roll	1,333,346	1,333,346	1,341,020	7,674
36900	Other Miscellaneous Revenues				
0003	Miscellaneous Revenues	4,500	3,000	701	(2,299)
0025	Clubhouse Rentals	4,000	2,667	2,982	315
0028	Key/Access Revenue	282	188	230	42
0029	Lease Revenue	1,176	784	3,234	2,450
0033	Community Activity Revenues	7,000	4,667	5,898	1,231
	Total Revenues	<u>1,350,304</u>	<u>1,344,651</u>	<u>1,355,496</u>	<u>10,844</u>
Expenditures					
51100	Legislative				
1101	Supervisor Fees	12,000	8,000	7,844	156
51300	Financial & Administrative				
3100	Administrative Services	5,000	3,333	3,333	0
3101	District Management	29,200	19,467	19,467	0
3103	District Engineer	20,000	13,333	10,980	2,354
3104	Disclosure Report	1,000	667	0	667
3105	Trustees Fees	3,965	3,965	2,313	1,652
3106	Assessment Roll	5,250	5,250	5,250	0
3111	Financial & Revenue Collections	5,250	3,500	3,500	0
3201	Accounting Services	18,000	12,000	12,000	0
3202	Auditing Services	3,015	0	0	0
3203	Arbitrage Rebate Calculation	500	333	500	(167)
4501	Public Officials Liability Insurance	2,700	2,700	2,500	200
4801	Legal Advertising	3,000	2,000	527	1,474
4902	Dues, Licenses & Fees	1,630	1,087	1,650	(563)
4905	Property Taxes	1,300	1,300	2,455	(1,155)
4907	Website Hosting, Maintenance, Backup	2,880	1,920	1,400	520
51400	Legal Counsel				
3107	District Counsel	30,000	20,000	58,420	(38,420)
53100	Electric Utility Services				
4301	Utility Services	2,000	1,333	992	341
4304	Utility - Recreation Facilities	38,000	25,333	19,259	6,075
4307	Street Lights	30,000	20,000	22,852	(2,852)
53600	Water-Sewer Combination Services				
4301	Utility Services	50,000	33,333	24,247	9,086
53800	Stormwater Control				
4602	Lake/Pond Bank Maintenance	10,000	6,667	9,768	(3,101)
4606	Mitigation Area Monitoring & Maintenance	60,000	40,000	26,842	13,158
4628	Aquatic Maintenance	42,480	28,320	28,320	0
4802	Aquatic Plant Replacement	500	333	0	333
4803	Stormwater System Maintenance	2,000	1,333	0	1,333
4804	Midge Fly Treatment	30,000	20,000	15,498	4,502
53900	Other Physical Environment				
4505	Property/GL Insurance	18,000	18,000	14,656	3,344

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

		Annual Budget	YTD Budget	YTD Actual	YTD Variance
4603	Entry & Walls Maintenance	4,000	2,667	0	2,667
4604	Landscape Maintenance	355,000	236,667	272,000	(35,333)
4609	Irrigation Repairs	30,000	20,000	18,161	1,839
4618	Landscape - Mulch	42,200	28,133	38,150	(10,017)
4619	Annual Flower Program	36,000	24,000	8,716	15,284
4640	Maintenance/Handyman Services	7,500	5,000	2,608	2,392
4641	Tree Trimming Services	10,000	6,667	0	6,667
4642	Well Maintenance	2,500	1,667	5,603	(3,937)
4643	Fire Ant Treatment	4,500	3,000	4,695	(1,695)
4650	Landscape Replacement Plants, Shrubs, Trees	35,000	23,333	60,853	(37,520)
4680	Holiday Decorations	5,000	5,000	7,000	(2,000)
4681	Ornamental Lighting & Maintenance	10,000	6,667	0	6,667
54100	Road & Street Facilities				
4614	Street Light Decorative Light Maintenance	60,000	40,000	64,271	(24,271)
4621	Sidewalk Repair & Maintenance	1,000	667	0	667
4622	Parking Lot Repair & Maintenance	1,000	667	0	667
4635	Street Sign Repair & Replacement	1,000	667	389	278
57200	Parks & Recreation				
3301	Staff-Salaries	96,010	64,007	56,722	7,285
3302	Staff-P/R Taxes	10,699	7,133	4,189	2,943
3303	Staff-Workers' Comp	4,800	3,200	0	3,200
3304	Staff-Health Insurance	9,240	6,160	4,029	2,131
3305	Payroll Processing/Reimbursement	800	533	667	(133)
4600	Pool Repairs	10,000	6,667	9,845	(3,179)
4615	Wildlife Management Services	10,000	6,667	4,850	1,817
4617	Pool Service Contract	14,700	9,800	10,300	(500)
4632	Facility A/C & Heating Maintenance & Repair	1,500	1,000	2,609	(1,609)
4702	Telephone, Fax, Internet	3,800	2,533	4,536	(2,003)
4704	Clubhouse - Facility Janitorial Service	10,800	7,200	10,040	(2,840)
4705	Office Supplies	4,400	2,933	2,688	245
4706	Clubhouse - Facility Janitorial Supplies	200	133	672	(539)
4711	Exterior Clubhouse Maintenance & Repair	15,000	10,000	9,000	1,000
4712	Security & Fire System Monitoring & Maintenance	9,000	6,000	23,325	(17,325)
4713	Management Contract	22,800	15,200	15,200	0
4714	Operating & Community Programming	35,000	23,333	18,605	4,728
4715	Pool/Patio Furniture	1,500	1,000	0	1,000
4719	Pest Control	760	507	422	85
4723	Interior Clubhouse Maintenance & Repairs	5,000	3,333	3,650	(316)
4727	Furniture Repair/Replacement	1,200	800	2,744	(1,944)
4745	Access Control Maintenance & Repair	5,000	3,333	960	2,373

See Notes to Unaudited Financial Statements

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

		<u>Annual Budget</u>	<u>YTD Budget</u>	<u>YTD Actual</u>	<u>YTD Variance</u>
4755	Athletic Field Maintenance & Repairs	1,250	833	0	833
4757	Computer Support, Maintenance & Repair	500	333	0	333
4758	Fitness Equipment Maintenance & Repairs	3,500	2,333	2,279	54
4759	Playground Equipment and Maintenance	1,200	800	653	147
4760	Tennis Court Maintenance & Supplies	1,200	800	12,200	(11,400)
4761	Trail/Bike Path Maintenance	15,000	10,000	0	10,000
4762	Clubhouse Miscellaneous Expense	1,075	717	275	441
57900	Contingency				
4638	Miscellaneous Contingency	2,000	1,333	500	833
6401	Capital Outlay	<u>20,000</u>	<u>13,333</u>	<u>0</u>	<u>13,333</u>
	Total Expenditures	<u>1,350,304</u>	<u>910,264</u>	<u>977,979</u>	<u>(67,715)</u>
	Excess of Revenue Over (Under) Expenditures	<u>0</u>	<u>434,387</u>	<u>377,516</u>	<u>(56,871)</u>
	Excess of Rev./Other Sources Over (Under) Expend./Other Uses	<u>0</u>	<u>434,387</u>	<u>377,516</u>	<u>(56,871)</u>
	Fund Balance, Beginning of Period	0	0	122,726	122,726
	Fund Balance, End of Period	<u><u>0</u></u>	<u><u>434,387</u></u>	<u><u>500,242</u></u>	<u><u>65,855</u></u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

005 - Reserve Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,309	1,309	0.00%
Special Assessments				
Tax Roll	90,691	90,691	0	0.00%
Total Revenues	<u>90,691</u>	<u>92,000</u>	<u>1,309</u>	<u>1.44%</u>
Expenditures				
Contingency				
Capital Reserve	90,691	10,706	79,986	88.19%
Total Expenditures	<u>90,691</u>	<u>10,706</u>	<u>79,986</u>	<u>88.20%</u>
Excess of Revenue Over (Under) Expenditures	0	81,295	81,295	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	81,295	81,295	0.00%
Fund Balance, Beginning of Period	0	201,685	201,685	0.00%
Fund Balance, End of Period	<u>0</u>	<u>282,980</u>	<u>282,980</u>	<u>0.00%</u>

Harrison Ranch Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund

From 10/1/2017 Through 5/31/2018

(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget To Actual Variance	Budget Percent Remaining
Revenues				
Interest Earnings				
Interest Earnings	0	1,132	1,132	0.00%
Special Assessments				
Tax Roll	283,744	285,278	1,533	0.54%
Prepayments	0	8,147	8,147	0.00%
Total Revenues	<u>283,744</u>	<u>294,557</u>	<u>10,813</u>	<u>3.81%</u>
Expenditures				
Debt Service				
Interest	178,744	99,405	79,339	44.38%
Principal	105,000	150,000	(45,000)	(42.85)%
Total Expenditures	<u>283,744</u>	<u>249,405</u>	<u>34,339</u>	<u>12.10%</u>
Excess of Revenue Over (Under) Expenditures	0	45,152	45,152	0.00%
Excess of Rev./Other Sources Over (Under) Expend./Other Uses	0	45,152	45,152	0.00%
Fund Balance, Beginning of Period	0	36,941	36,941	0.00%
Fund Balance, End of Period	<u>0</u>	<u>82,093</u>	<u>82,093</u>	<u>0.00%</u>

Harrison Ranch CDD
Investment Summary
May 31, 2018

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>May 31, 2018</u>
The Bank of Tampa	Money Market	\$ 119,802
The Bank of Tampa ICS:		
First Tennessee Bank	Money Market	196,520
The Park National Bank	Money Market	79
United Bank	Money Market	113,275
	Total General Fund Investments	\$ 429,676
The Bank of Tampa ICS Capital Reserve:		
First Tennessee Bank	Money Market	\$ 48,488
Oritani Bank	Money Market	245,160
The Park National Bank	Money Market	21
United Bank	Money Market	16
	Total Reserve Fund Investments	\$ 293,685
US Bank Series 2017 Revenue	First American Treasury Obligation Fund Class Z	\$ 79,705
US Bank Series 2017 Prepayment	First American Treasury Obligation Fund Class Z	3,147
	Total Debt Service Fund Investments	\$ 82,852

Harrison Ranch Community Development District

Summary A/R Ledger

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Invoice Date</u>	<u>Customer Name</u>	<u>Invoice Number</u>	<u>Current Balance</u>
6/28/2016	Access Residential Management	OMR0616-1	28.50
2/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0217-1	104.37
4/6/2017	Harrison Ranch Homeowner's Association, Inc.	RI0417-1	104.37
		Total 001 - General Fund	237.24
Report Balance			237.24

Harrison Ranch Community Development District

Aged Payables by Invoice Date

Aging Date - 10/1/2017

001 - General Fund

From 5/1/2018 Through 5/31/2018

<u>Vendor Name</u>	<u>Invoice Date</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Current Balance</u>
HD Supply Facilities Maintenance LTD	10/18/2017	9158242976-1CM	Supplies	(207.08)
BrightView Landscape Services, Inc.	5/1/2018	5741947	Landscape Maintenance 05/18	37,754.83
BrightView Landscape Services, Inc.	5/1/2018	5758298	Removal/ Disposal & Bed Prep	1,714.00
BrightView Landscape Services, Inc.	5/16/2018	5769161	Valve Replacement	2,798.80
Frontier Florida LLC dba Frontier Communications of Florida	5/25/2018	941-776-9949-011007... 05/18	Clubhouse/Office Telephone 05/18	277.72
Susan Walterick	5/25/2018	052518	Reimbursement for Craft	27.72
MCUD	5/29/2018	Water Summary Bill 05/18	MCUD Water Summary 05/18	3,313.31
Kenneth Walthers	5/30/2018	053018KW	DJ for Summer Splash 07/28/18 - Deposit	125.00
BrightView Landscape Services, Inc.	5/31/2018	5799397	Plant Install	7,943.20
BrightView Landscape Services, Inc.	5/31/2018	5799407	Plant Install	1,440.20
BrightView Landscape Services, Inc.	5/31/2018	5799411	Tree Replacement	892.80
BrightView Landscape Services, Inc.	5/31/2018	5799414	Cut Down Trees	660.00
Florida Department of Revenue	5/31/2018	Sales Tax 05/18	51-8015668220-6 Sales Tax 05/18	97.03
RB Owens Electric Inc	6/1/2018	20181073	May Inspection Repairs	8,540.30
			Total 001 - General Fund	65,377.83
Report Total				65,377.83

Harrison Ranch Community Development District
Notes to Unaudited Financial Statements
May 31, 2018

Balance Sheet

1. Trust statement activity has been recorded through 05/31/18.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.